

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

June 17, 2010



RP10-08: proposed Replat of the Crestview Resthome Subdivision

SIZE AND LOCATION: 18.994 acres of land adjoining the west side of the 2500 block of East Villa Maria Road between East 29th Street and Rustling Oaks Drive in Bryan, Brazos County, Texas

EXISTING LAND USE: Multi-family and nursing home development

ZONING: Multiple-Family Residential District (MF)

APPLICANT(S): MRC Crestview

AGENT(S): Goodwin - Lasiter

STAFF CONTACT: Randy Haynes, Project Planner

SUMMARY RECOMMENDATION: Staff recommends **approving** this proposed replat.



PROPOSED RESUBDIVISION:

The owners of the subject property, Methodist Retirement Communities, are in the process of a major redevelopment of their Bryan property, Crestview. In order to segregate the various buildings on their 18+ acre property for business financing reasons, each building on the property must occupy its own lot. With this replat, the applicants are proposing to replat 18.994 acres of land into three lots (proposed Lots 1A, 1B and 1C in Block 1 of the Crestview Resthome Subdivision). As part of this replat, a formerly private sanitary sewer line within the subject property will be rebuilt to meet the city's design guidelines for public sewer mains and located in a newly-dedicated public utility easement.

RECOMMENDATION:

The proposed replat conforms to all applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this replat request.